



Ray A. Peterson Jr. and Jo Ann W. Peterson  
6101 General Hunton Road  
Broad Run, Virginia 20137  
November 12, 2002

Mrs. Elizabeth A. Cook  
Chief of Planning  
Fauquier County Department of Community Development  
40 Culpeper St.  
Warrenton, Virginia 20186

Dear Mrs. Cook:

We are requesting a special exception permit for the family transfer to our daughter Tracie Peterson MacMahon and her husband, Stephen J. MacMahon in the Pond Mountain Estates subdivision. Unfortunately the only access to the property we wish to give to our daughter is from General Hunton Road which connects to Pond Mountain Road, which is not a state maintained street. In 2000 the road committee of the Pond Mountain Home Owners Association tried to get the residents of Pond Mountain Road to convert their street from a private street to a state maintained street. They were unable to get unanimous consent from the owners. Therefore, the state would not consider taking over the street.

There are two lots in our subdivision that have a right of way through our property to General Hunton Road. In 1976 when we purchased our property we gave the right of way to lot 19 in our subdivision. About five years ago the original owners of lot 19, Ray and Pat Shrauder, did a family transfer to their son, Michael. I understand from Michael that his property joins ours and he then gave a right of way to the original lot through his property. (A bit confusing) Anyway, that would make lot 19A of our subdivision, parcel 4018 as indicated on the Vicinity Map from Fauquier County Geographic Information System, accessed by a right of way to a right of way to a street that does not connect to a state maintained road. Fred and Alison Worrall now own this property. Lot 19B or 3089 on the Vicinity Map is accessed by a right of way to a street that does not connect to a state maintained road. Since it appears a special exemption was made for these two lots we hope you will favorably consider our request for special exemption of Section 7-302 1(b) of the Zoning Ordinance.

There has been a lot of wear on our roads recently. There may be more wear on the roads due to construction of our daughter's home if the special exemption is granted. However, it appears to us that it would be no more than the recent wear caused by improvements other homeowners have made:

- The construction of swimming pools by our neighbors Ms. Maurisa Payne and Mr. And Mrs. Paul Borzellino.
- The clearing of treed fields with heavy equipment for pasture use by Ms. Holly Williams and Mrs. Maurisa Payne.
- The construction of a barn by Ms. Holly Williams.
- The construction of a new home on lot 14.

And the proposed construction of a home on the family transfer granted to Mr. and Mrs. Phillip Payne for lot 7. Each homeowner in our subdivision should be able to improve their property with out being harassed by the homeowners association. We hope it was not the intention of the parties that wrote you concerning our family transfer to start finding ways to prevent others from doing what they have already done.

The transfer of the property will financially allow our daughter to continue to stay at home and care for their two young children and afford a suitable home. Her husband is a teacher whose salary is minimal. This transfer will allow Steve to continue his teaching career and provide a home for his family without undue financial hard ship. We were under the impression that the family transfer was instituted to help keep young families in Fauquier County and provide affordable places for them to live. If you approve this special exemption request you would allow this for our daughter and her family.

From a selfish point of view your approval would allow us the pleasure of being close enough to enjoy sharing daily with our grandchildren and having our daughter and son in law as neighbors.

We hope you will recommend to the Planning Commission that they grant us the special exemption permit. Thank you for your time and efforts in making our County such a wonderful place to live.

Sincerely,



Ray A. Peterson, Jr.      And      Jo Ann W. Peterson